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A. **1800 S. 8TH ST.** SOULARD HISTORIC DISTRICT

B.	5759 WATERMAN BLVD.	CENTRAL WEST END HISTORIC DIST.
C.	1801 RUSSELL BLVD.	McKINLEY HEIGHTS HISTORIC DIST.
D.	3840 CLEVELAND	SHAW HISTORIC DISTRICT
E.	6169R PERSHING	SKINKER-DeBALIVIERE HISTORIC DIST.
F.	2612 CHOUTEAU AVE.	PRESERVATION REVIEW DISTRICT
G.	2614-16 CHOUTEAU AVE.	PRESERVATION REVIEW DISTRICT
H.	2618-22 CHOUTEAU AVE.	PRESERVATION REVIEW DISTRICT
I.	2626-30 CHOUTEAU AVE.	PRESERVATION REVIEW DISTRICT
J.	2400 S. JEFFERSON AVE.	McKINLEY HEIGHTS HISTORIC DIST.

Nominations to the National Register of Historic Places

- K. **1008-1010 LOCUST ST.** – ST. LOUIS NEWS COMPANY

- L. **3801-05 S. BROADWAY** – CHIPPEWA TRUST COMPANY BLDG.
- M. **3010 WASHINGTON AVE.** – FATHER DUNNE’S NEWS BOYS HOME
- N. **2220 WASHINGTON AVE.** – BERRY MOTOR CAR SERVICE BUILDING
- O. **OAK HILL HISTORIC DISTRICT**
(Roughly bounded by Gustine, Arsenal, alley west of Portis & Humphrey Street).



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

A.

DATE: April 26, 2010
SUBJECT: Preliminary Review to construct an attached garage with roof deck
ADDRESS: 1800 S. 8th St.
JURISDICTION: Soulard Local Historic District - Ward 7
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



1800 S. 8TH ST.

Owner:
Choendal Martin

Applicant:
Quinton Richardson

Purpose:
Preliminary Review to construct an attached garage with a roof deck on a Public Facade in Soulard.

Recommendation:
That the Preservation Board deny the garage and roof deck as they do not comply with the Soulard Historic District Standards.



PROPOSAL:

To construct a flat-roof attached garage with a roof deck and a new curb cut on a Public Facade in Soulard.



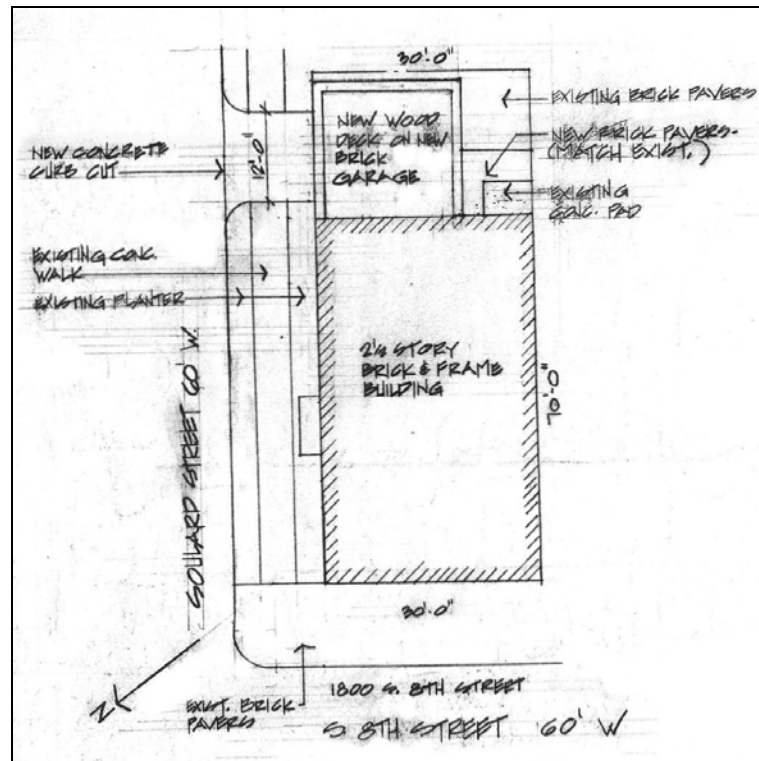
NORTH SIDE OF 1800 S. 8TH ST, FACING SOULARD ST.



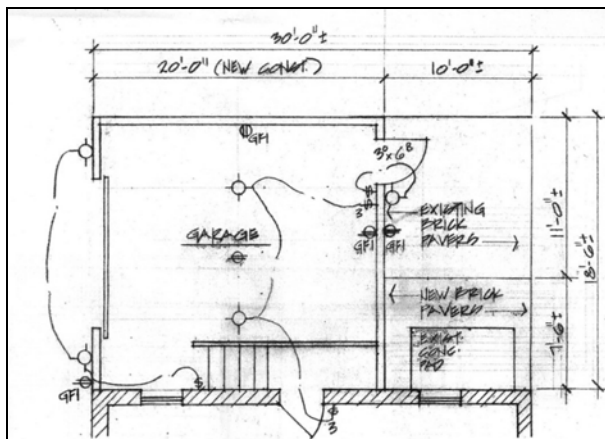
LOCATION OF PROPOSED GARAGE & CURB CUT

BACKGROUND:

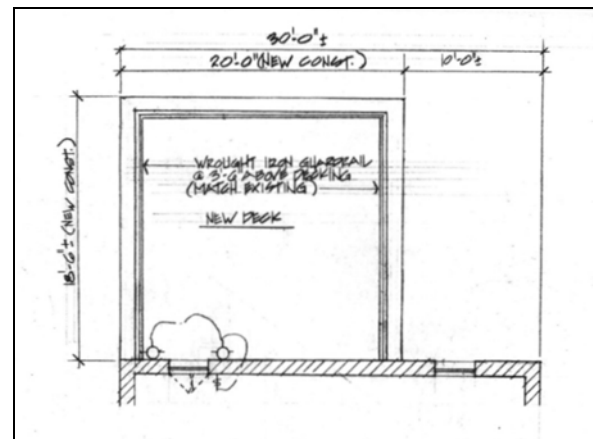
The Cultural Resource Office received a Preliminary Review to construct an attached garage with a roof deck and a new curb cut in March 2010. The building is located at the corner of 8th St. and Soulard St., with its side elevation facing Soulard St. The building does not have any alley access and the rear yard is approximately 20' deep. The applicant wishes to construct a flat-roof garage attached to the rear of the building, with the garage door facing the street. In addition, a new curb cut would be required for the driveway and a roof deck is being proposed for the garage roof. The roof deck railings are proposed to match the railings on the existing balcony. As the application does not meet the Soulard Historic District Standards, the Preliminary Review is being brought before the Preservation Board.



SITE PLAN SHOWING LOCATION OF PROPOSED GARAGE



FLOOR PLAN OF PROPOSED GARAGE



ROOF PLAN SHOWING PROPOSED ROOF DECK



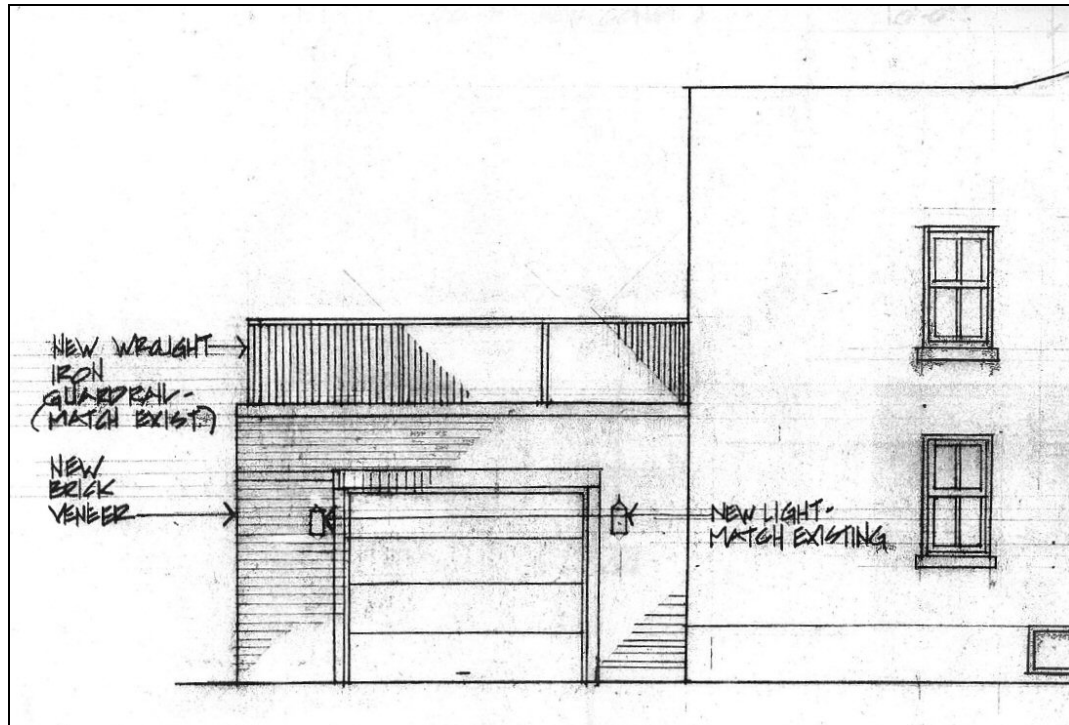
PROPOSED GARAGE LOCATION AND ADJACENT NEIGHBOR'S YARD



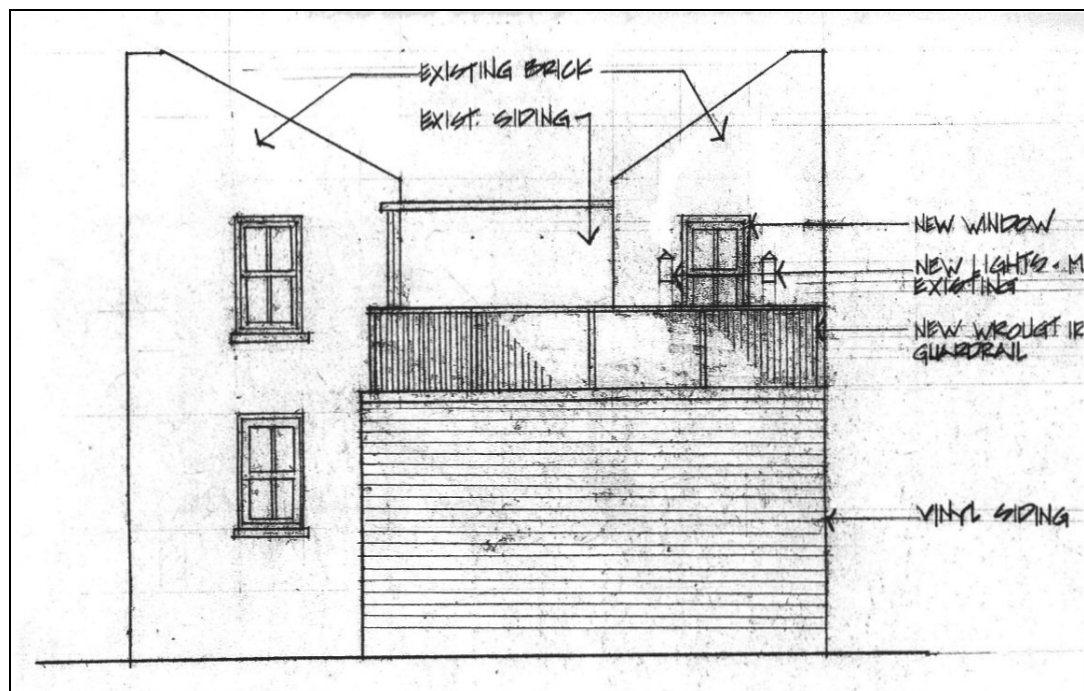
VIEW TOWARDS REAR OF 1800 S. 8TH ST.

SITE AND SURROUNDING AREA:

1800 S. 8th St. is located on a primarily residential block, at the corner of 8th and Soulard Sts. There is a church located across 8th Street and a commercial building across Soulard St. The building is within the boundaries of the Soulard Historic District.



SOULARD ST. ELEVATION OF PROPOSED GARAGE/ROOF DECK



REAR ELEVATION

RELEVANT LEGISLATION: _____

Excerpt from Ordinance #62382, Soulard Historic District:

ARTICLE 2: EXISTING BUILDINGS

201.9 Roofing Accessories

Roof Decks

Roof decks are allowed only above Private Facades of buildings and shall not be visually dominant from any street. **Does not comply. The roof deck is not above a Private Facade. The Soulard elevation is a Public Facade and the rear elevation is a Semi-Public Facade. The handrail is a prominent feature.**

209 New Additions to Existing Buildings

No new additions shall be made to the Public or Semi-Public Facade(s) except that additions may be made to Semi-Public Facades occurring at the rear of buildings that predate 1929. **Partially complies. The rear elevation is a Semi-Public Facade, although it does not say that it can lengthen a Public Facade.**

New additions constructed at Private Facades or at Semi-Public Facades at the rear of structures predating 1929 are subject to New Construction Standards for like facades. **Does not comply. The Public Facade of the building requires a Model Example. An appropriate Model Example has not been provided for the garage addition or the roof deck. The garage also does not meet the new construction requirement for the Ratio of Solid to Void (no less than 25% of a facade, no more than 33%). The Ratio of Solid to Void may be based on a Model Example, but none has been provided.**

Comment: New additions constructed at Private Facades may lengthen an adjacent Public or Semi-Public Facade. N/A

ARTICLE 3: NEW BUILDINGS

303 Garages and Carports in New Construction

Garages and Carports are not regulated except as follows:

Garages and carports shall be set within 10' of the alley line.
N/A

Vehicular access shall only be from the alley. **Does not comply, as there is no alley.**

Garage doors shall be parallel to, and face, the alley. **Does not comply, no alley to access.**

Construction requirements per form:

Garages shall be sided with 4" cover siding of wood, vinyl or finished aluminum, 4" beaded tongue and groove siding, brick or brick veneer. Unfinished siding is prohibited. **Complies.**

Based on a Model Example. **Does not comply.**
No Model Example provided.

Garage and carport roofs shall be as set forth in Section 201. **Partially complies.** Roof complies except for the roof deck.

The mass and scale of garages and carports shall be appropriate for their use and shall not visually dominate the main building. **Complies.**



ACROSS SOULARD ST.



LOOKING NORTHEAST ON SOULARD



BUILDINGS EAST ON SOULARD



LOOKING WEST ON SOULARD

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderwoman or any neighborhood group regarding the project.

COMMENTS :

The proposed garage and roof deck do not meet the Souard Historic District Standards. The roof deck is not located over a Private Facade, and is highly visible from the street. The proposed railings are not appropriate due to the scroll work on the balusters.

No Model Example has been provided for the attached garage. The garage itself would be more acceptable if there were even a small separation between the garage and the house in front. A smaller, narrower connector to the house would still allow the garage to be visually separate from the house in front. Although the garage does not meet the standards for placement regarding the alley, it is impossible in this situation given that there is no alley at this location.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board deny the garage and roof deck as they do not meet the Souard Historic District standards.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

B.

Date: April 26, 2010
To: City of St. Louis Preservation Board
From: Bob Bettis, Preservation Planner, Cultural Resources Office
Subject: Appeal of a Staff Denial of an application to retain vinyl windows on front facade
Address: 5759 Waterman Blvd.
District: Skinker-DeBaliviere Local Historic District **Ward:** 28



5759 WATERMAN

Owner/ Appellant:
Robert Simpson

Purpose:
To retain three vinyl windows at the front facade of a two-story, single-family building.

Recommendation:
That the Preservation Board uphold the Staff denial as the installed vinyl windows do not meet the Skinker-DeBaliviere Historic District Standards. On the main facade, the owner should be instructed to install appropriate replacement windows, and to remove all wrapping on sills, brickmold, and mullions.



Background

A citizen's service bureau complaint was investigated in January of 2010. Upon inspection it was discovered that vinyl windows had been installed on the front of the building without a permit. The owners applied for a permit on February 12, 2010 to retain vinyl windows. As the vinyl windows do not meet the Skinker-Debaliviere Historic District standards and no remedy could be reached with the owner, the permit was denied.

The window company claimed they had no idea the property was in a historic district. The owner appealed the decision on March 3, 2010 and was subsequently scheduled for the March 22, 2010 Preservation Board. The Preservation Board deferred the project for one month in order for the owner of the property and the window contractor to work out an agreement to replace the windows. The two parties were unable to come to a consensus and the owner is back seeking a variance due to economic hardship.



LOOKING EAST ON WATERMAN



LOOKING WEST ON WATERMAN



CLOSE-UP OF SECOND FLOOR WINDOWS

Site and Surrounding Area

5759 Waterman consists of a two-story, single-family house designed in the Craftsman style in the Skinker-DeBaliviere Historic District. The subject property is located between Laurel to the West and DeBaliviere to the east. Surrounding the subject property are residential, multi-family, buildings designed in a similar architectural style and dates of construction.

The surrounding buildings are all well-maintained and are contributing resources to the Skinker-DeBaliviere Historic District.



DETAIL OF WINDOW ON FRONT FACADE

Relevant Legislation

Per the Skinker-DeBaliviere Historic District Standards from Ordinance #57688:

RESIDENTIAL APPEARANCE STANDARDS...

2. Structures...

d. Details (for permit required work):

“Architectural details on existing structures, such as columns, pediments, dormers, porches, and bay windows should be maintained in their original form if at all possible. Renovations involving structural changes to window or door openings are permit required work and thus must be reviewed by the Landmarks and Urban Design Commission. Design of these renovations should be compatible in scale, materials, and color with existing features of the building and with adjacent historical structures. When on the front of a building, wood or

factory-finished colored metal is the preferred material for frames of new and replacement storm windows and screens and storm and screen doors.”

Does not comply. Replacement windows installed do not replicate the proportions and appearance of the original windows; in addition, the wrapping of brick molds, sills, and mullions have greatly altered the building’s historic appearance.

Community Consultation

At this writing, we have not received any written communication concerning the project from the Alderman for the Ward or the neighborhood.

Comments

5759 Waterman, built in 1919, is a Craftsman style building. The Craftsman style was noted for a simplified design that emphasized traditional building methods and handcrafts. Much of the architectural expression for this building style is found in the design of windows and doors. The vinyl windows installed by the owner have seriously affected the building’s historic character and integrity. The windows are flat and contemporary in appearance; the lift and meeting rails are narrower, and the jambs are wider than the original window.

Conclusion

The Cultural Resources Office recommends that the Preservation Board uphold the staff denial of the application as the vinyl windows do not meet the Skinker-DeBaliviere Historic District Standards. On the main facade, the owner should be instructed to install appropriate replacement windows, and to remove all wrapping on sills, brickmold, and mullions. The applicant may retain the vinyl windows on the sides and rear.

Contact:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

C.

Date: April 26, 2010
To: City of St. Louis Preservation Board
From: City of St. Louis Cultural Resources Office
Subject: Appeal of an application for a building permit for an electronic reader board sign
Address: 1801 Russell
District: McKinley Heights Local and National Register Historic District
Ward: 7



1801 RUSSELL

Owner and Applicant:
A-1 Sign Company

Project:
Install an electronic reader-board sign per illustration

Jurisdiction:
McKinley Heights Local Historic District

Recommendation:
Staff recommends denial

PROPOSED SIGN





1801 RUSSELL CURRENT APPEARANCE



PROPOSED LOCATION OF NEW SIGN AT 1801 RUSSELL

Background:

On March 8, 2010, A-1 Sign Company applied for a building permit to install an electronic reader board sign on its facility at 1801 Russell.



Site and Surrounding Area:

1801 Russell is located at the eastern edge of the McKinley Heights District, across Gravois Avenue from the Soulard Historic District. Its location is highly visible, not only from McKinley Heights and Soulard but also from Gravois and Highway 55 which are adjacent to the site.

1800 BLOCK OF RUSSELL WEST OF THE SITE



LOOKING NORTH EAST OF SITE



SITE VIEWED FROM RUSSELL

Reasons for Application:

The applicant has stated that he wishes to install the sign as a community service.

Relevant Legislation***St. Louis City Ordinance 67901******101.7 Commercial Development Corridor***

Those areas within the Historic District which are defined by the City of St. Louis Strategic Land Use Plan, adopted January, 2005, as Neighborhood Commercial Area (NCA), Regional Commercial Area (RCA), or Opportunity Area (OA), and which, as a consequence, are expected to be developed by regionally oriented commercial and/or industrial uses. Additions and repairs to existing buildings, site improvements and/or new construction in these areas are required to be constructed in accordance with the Design Standards for Commercial Development Corridors contained in this Ordinance.

The City of St. Louis Strategic Land Use Plan designates 1801 Russell as part of a Neighborhood Preservation Area. It states:

“Areas where the existing housing and corner commercial building stock will be preserved and augmented with new infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood. These areas generally consist of stable residential areas of the City, including but not limited to historic districts, where the character of the neighborhood is currently well preserved with relatively few vacant lots and abandoned buildings. The plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Commercial and institutional uses catering to the immediate needs of the neighborhood are acceptable and reflect the traditional role such activity has played in the history of the City.”



EXISTING ELECTRONIC READER BOARD SIGN INSTALLED BY THE CITY TREASURER'S OFFICE ON A GARAGE DOWNTOWN. THE SIGN WAS ALLOWED BECAUSE THE OWNER IS A STATE OF MISSOURI OFFICE AND WAS NOT SUBJECT TO LOCAL (MUNICIPAL) ORDINANCES INCLUDING ZONING

207.7 Signs:***1) Permanent Commercial Signs***

- a) Commercial signs at structures serving a residential purpose at the time of adoption of these Standards are prohibited.***
 - i) Unless a conditional use permit is obtained. If so Sign shall not be more than 2 square feet in size***
 - ii) Commercial signs at structures serving a commercial purpose at the time of adoption of these Standards***

NA

- b) *Shall not exceed 40 square feet on each Public Facade or 10 percent of the area of each Public Facade, whichever is smaller.*

The sign is proposed to be 13.5 'X 6.5' or 87.75 square feet.

- c) *Each side of a protruding sign counts toward the 40 square feet so they may not be more than 20 square feet or 5 percent of the surface area whichever is smaller.*

The sign is not a protruding sign.

- d) *Signs must be compatible with existing architectural details.*

The sign appears larger than the wall upon which it is proposed to be installed.



- e) *Signs shall be restricted to those identifying the names and/or businesses and principal products of the person or entity occupying the structure.*

The sign is proposed to be an electronic reader board with constantly changing type advertising various businesses.

- f) *Signs may not be placed in the following locations:*
(i) *On a mansard*
(ii) *On a rooftop;*
(iii) *On the slope of an awning;*
(iv) *In a location that obscures significant architectural details;*
or
(v) *On a pole*

The sign is proposed to be installed above the corner entrance to the building, which is not a contributing building in the Historic District.

- e) *Signs must be fixed and silent.*

The sign is proposed to have constantly moving and changing type.

- f) *Signs painted on windows and interior signs, including those inside windows, are not regulated by these Standards.*

NA

Comments

A-1 Sign Company has applied for a permit for an electronic reader-board sign, which they state will be used for community advertisements but which will also function as an electronic billboard.

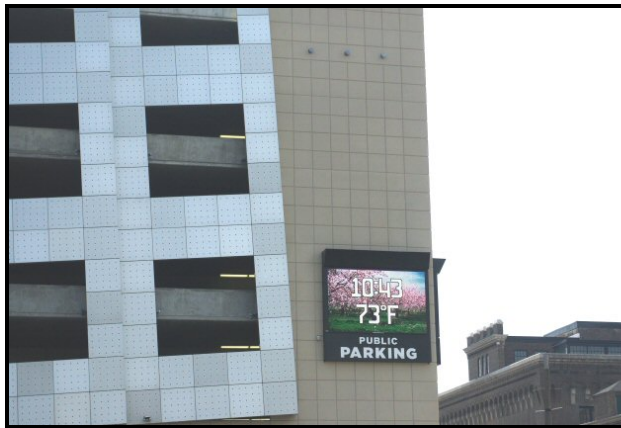
The sign is proposed to be located at the entrance to the McKinley Heights Local and National Register Historic District at the intersection of Russell Blvd. and S. 18th Street. The sign will be highly visible, not only from Gravois Avenue and Highway 55, but also from the Soulard Historic District across Gravois.

The sign cannot be approved under the City's existing ordinances in that all new non-appurtenant advertising devices (billboards) have been forbidden by ordinance since the late 1980's and the Zoning Administrator's Office has a year long moratorium on the approval of any new electronic signs while it completes a Study on the appearance of the signs and their effect on surrounding neighborhoods.

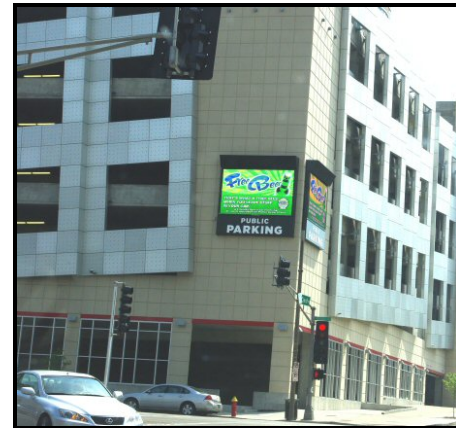
The sign also exceeds the Sign Standards contained in the McKinley Heights Historic District Ordinance.

The applicant has made a point of stating that the sign would be available for community use including "Amber Alerts". Owners of signs advertising "Amber Alerts" are required to obtain a Federal permit before such signs are allowed. The owner has not applied for such a permit.

The owner has received support letters for its application from Gene Slay's Boy's Club of St. Louis, the Soulard Business Association and the president of the McKinley Heights Neighborhood Association.



GARAGE CONSTRUCTED BY CITY TREASURER'S



OFFICE ON TUCKER BLVD

One issue driving this application for a permit is the installation of an electronic reader-board sign on a downtown garage owned and operated by Larry Williams, Treasurer for the City of St. Louis. The Treasurer's Office was able to install the sign because it is a "State" Office, and not subject to the ordinances of the City of St. Louis municipal government.

Conclusion

Staff recommends that the Preservation Board uphold the staff denial of the application for a building permit because:

1. the sign is in clear violation of the McKinley Heights Historic District Ordinance,
2. the sign is in clear violation of the City's anti-billboard ordinance, and

3. the sign would not be approved in any situation by the Zoning Administrator because of the year long moratorium on electronic reader boards by that Office.

Contact:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

D.

DATE: April 26, 2010
SUBJECT: Appeal of a staff denial to install a new front entry
ADDRESS: 3840 Cleveland
JURISDICTION: Shaw Neighborhood Local Historic District - Ward 8
FROM: Andrea Gagen, Preservation Planner, Cultural Resources Office



3840 CLEVELAND

Owner:
Veronica & Dennis Ware

Applicant:
Bob Taylor

Purpose:
To install a contemporary front entry in the current opening.

Recommendation:
That the Preservation Board uphold the staff denial as the entry does not comply with the Shaw Historic District Standards.



PROPOSAL:

To install a contemporary front entry with sidelights and a transom. The new entry would replace the existing altered entryway.

BACKGROUND:

On March 16, 2010 the Cultural Resources Office received a permit application for the installation of a contemporary front entry at 3840 Cleveland. The proposed entry had already been purchased by the owners. The entry included a door with oval glass, full-glass sidelights and a tall, full-width transom with a narrow glass area. The current entry is a full-light jalousie door, a large “window” to one side and transoms above. The building has always been a single-family residence, but the entry was obviously altered at sometime in the past.

The owners are willing to increase the glass size in the transom area if necessary, which would extend it to within about a ½ inch of the frame. While the addition of a larger glass panel would improve the look of the entry, the Cultural Resources staff still could not approve the application due to issues with the proportions of the door and transoms, the lack of mullions and trim and the oval door with rectangular sidelights. The permit application was denied by the Cultural Resources Office and the applicant has appealed the decision.



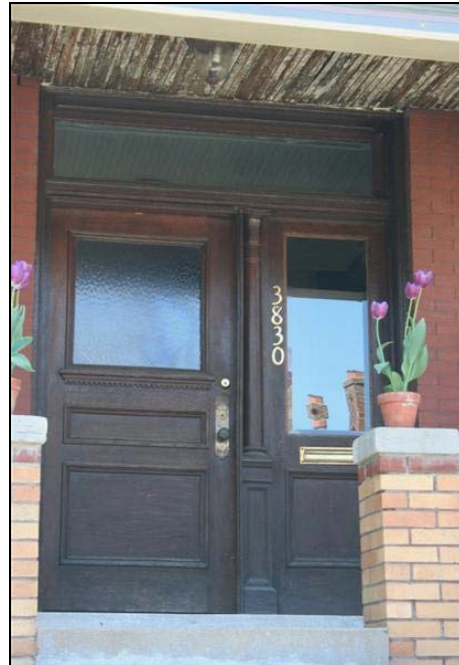
CURRENT ALTERED FRONT ENTRY



PROPOSED ENTRY

SITE AND SURROUNDING AREA:

3840 Cleveland is located on a residential block of primarily two-story, single-family homes. The building is within the boundaries of the Shaw Neighborhood Historic District.



EXAMPLES OF HISTORIC FRONT ENTRIES ON THE 3800 BLOCK OF CLEVELAND

RELEVANT LEGISLATION:

Excerpt from Ordinance #59400, Shaw Neighborhood Historic District:

RESIDENTIAL APPEARANCE AND USE STANDARDS

2. STRUCTURES:

D. Details

Architectural details on existing structures, such as columns, dormer, porches and bay windows, should be maintained in their original form, if at all possible. Architectural details on new buildings shall be compatible with existing details in terms of design and scale. Doors, dormers,

windows and the openings on both new and renovated structures should be in the same vertical and horizontal proportions and style as in the original structures. Both new or replacement windows and door frames shall be limited to wood or color finished aluminum. Glass blocks are not permitted. Raw or unfinished aluminum is not acceptable for storm doors and windows. Iron bars or other types of protective devices covering doors or windows (excluding basement windows) are not permitted. Gutters should be made of color-finished aluminum, sheet metal or other non-corrosive material. Gutters should not be made of raw or unfinished aluminum or steel. Mortar must be of a color compatible with the original mortar of the building. Aluminum or metal awnings visible from the street are not permitted. Canvas or canvas type awnings are permitted. Previously unpainted masonry shall not be painted. **Although the original form of the entry has been previously removed, the proposed entry is not in the same vertical proportions or style as an original (historic) entry would have been.**

COMMUNITY CONSULTATION:

The Cultural Resources Office has not been contacted by the Alderman or any neighborhood group regarding the project.



ACROSS CLEVELAND



NORTHEAST ON CLEVELAND



BUILDINGS EAST OF 3840 CLEVELAND



BUILDINGS WEST ON CLEVELAND

COMMENTS :

The Cultural Resources Office staff believes that the proposed contemporary front entry is not in keeping with the Shaw Neighborhood Historic District Standards. In addition to the narrow transom glass, the proportions of the transom to the door height is not what it would have been historically. The door is shorter, making the transom area larger. Due to the prefabricated nature of the proposed entry, there is a lack of a true transom bar, mullions and trim. All of these are issues in regard to the historic appropriateness of the entry.

CONCLUSION:

The Cultural Resources Office is asking that the Preservation Board uphold the staff denial of the contemporary entry as it does not meet the Shaw Historic District Standards.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
Cultural Resources Department

E.

DATE: April 26, 2010
SUBJECT: Appeal of Preservation Board Denial of the demolition of a one-story brick garage
ADDRESS: 26169R Pershing Avenue
JURISDICTION: Skinker-DeBaliviere Local Historic District **Ward: 28**



6169 PERSHING AVENUE REAR – AS IT APPEARED BEFORE DEMOLITION

Owner:
Washington University Quadrangle Housing

Applicant:
Aalco Wrecking

Staff Recommendation:
That the Preservation Board grant the owner's appeal subject to landscaping as proposed.





FRONT BUILDING AT 6169 PERSHING

the application showed that the garage appeared in sound condition, and was stylistically similar to the front building, with multi-light windows, paneled doors and variegated brick façades. Following the usual procedure, a request for information letter was sent to the owner and applicant.

Shortly thereafter, the Cultural Resources Office received notification that the Building Division had issued a citation to the owner for demolition of the garage without an approved permit. A representative from Washington University Quadrangle House contacted the staff and requested that the permit be immediately approved, as the garage was “half-down.” The staff asked that he submit current photos of the garage so that we could assess its current condition.

The photos the Office received were those of another garage, at 6100 Pershing Rear, which was being demolished at the same time by the same contractor. These are those photos:



GANGWAY WEST OF 6169 PERSHING SHOWING THAT GARAGE WAS PARTIALLY VISIBLE FROM PERSHING

Preservation Board meeting.

PROPOSAL:

To approve the demolition of a brick garage (already demolished without permit) in the Skinker-Debaliviere Local Historic District.

BACKGROUND:

On February 24, 2010, the Cultural Resources Office received an application for the demolition of a one-story, multi-car brick garage at 6169 Pershing. Photos accompanying

The following day, the Cultural Resources Office received a letter from Aalco Wrecking, stating that their subcontractor had “jumped the gun” and begun demolition without a permit. When the staff visited 6169 Pershing on the following day, the garage was entirely demolished, the site cleaned, and tenants were parking between the concrete foundations. Given the complex situation, the project was scheduled for the next

At its March meeting, the Board upheld the staff denial. On April 7, the Cultural Resources Office staff received a letter appealing that determination, and the appeal was schedule for the next meeting.

SITE AND SURROUNDING AREA

6169 Pershing, was a one-story five-car brick garage built in 1910, is a contributing building to the Skinker-DeBaliviere Certified Local historic district. The garage was located on the north side of Pershing Ave. in the middle of the block between Skinker to the west and Rosedale to the east. Surrounding properties consist primarily of multi-family apartments, in the Craftsman and various Revival styles, constructed from 1890 to 1920. All are well-maintained and contributing resources to the historic district.



LOOKING WEST ON PERSHING



LOOKING EAST ON PERSHING

RELEVANT LEGISLATION:

St. Louis City Ordinance 64689 (Enabling Ordinance)

PART V - HISTORIC DISTRICTS AND LANDMARKS - CONSTRUCTION, ALTERATION AND DEMOLITION

SECTION FORTY-TWO. Consideration of permit application: Demolition, Construction, Alteration - Historic District. *If the proposed construction, alteration or demolition is not covered by any duly approved design standard for the Historic District, Landmark or Landmark Site in which the Improvement is situated, the Cultural Resources Office or the Preservation Board shall review the application for permit, as provided by the rules of the Preservation Board. In making such review, the Preservation Board or Cultural Resources Office, as the case may be, shall consider such application in light of the Historic District plan and Historic District standards with respect to the Historic District, or the Landmark plan and standards, as the case may be, the intent of this ordinance, the effect of such proposed construction, alteration or demolition on the significant features or characteristics of the Historic District or Landmark or Landmark Site which were the basis for the Historic District or Landmark or Landmark Site designation and such other considerations as may be provided by rule of the Preservation Board...*

The proposed demolition will add to the increasing number of demolished alley structures and the loss of historic garages throughout the district.



CURRENT SITE CONDITIONS



GARAGE FOUNDATIONS & SLAB LEFT IN PLACE



PRIOR TO DEMOLITION

SECTION FORTY-EIGHT.

Considerations in review of proposed work: Demolition - Historic District. *In its review of the proposed construction, alteration or demolition, the Preservation Board shall consider whether the proposed work would violate the intent of this ordinance and the intent of the applicable Historic District or Landmark or Landmark Site designation ordinance as reflected in the Historic District or Landmark preservation plan, whether the*

proposed work would adversely affect the characteristics of the district or site which were the basis for the Historic District, Landmark or Landmark Site designation, whether there have been changes in the circumstances or conditions in or affecting the Historic District, Landmark or Landmark Site since its designation, and other relevant considerations, such as the availability of economically feasible alternatives to the proposed work.

Does not comply. The demolition violates the intent of both Title 24 and the Skinker-DeBaliviere Historic District designation ordinance.

COMMUNITY CONSULTATION:

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman, or any neighborhood group.

COMMENTS :

The staff has met with the owner of the property, who has acknowledged their error and agreed that all future exterior work will be done under permit. The owner has also submitted additional plans detailing landscaping and retaining walls.

CONCLUSION:

The Cultural Resources Office staff recommends that the Preservation Board grant the appeal, subject to completion of proposed landscaping.

CONTACT:

Jan Cameron	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 277 Fax: 314-622-3413
E-Mail:	CameronJ@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
Cultural Resources Department

F; G; H and I.

DATE: April 26, 2010
SUBJECT: Appeal of Staff Denial: Demolition in a Preservation Review District.
ADDRESS: G. 2612 Chouteau Avenue;
H. 2614-16 Chouteau Avenue;
I. 2618-22 Chouteau Avenue;
J. 2626-30 Chouteau Avenue
JURISDICTION: Preservation Review District **Ward: 6**

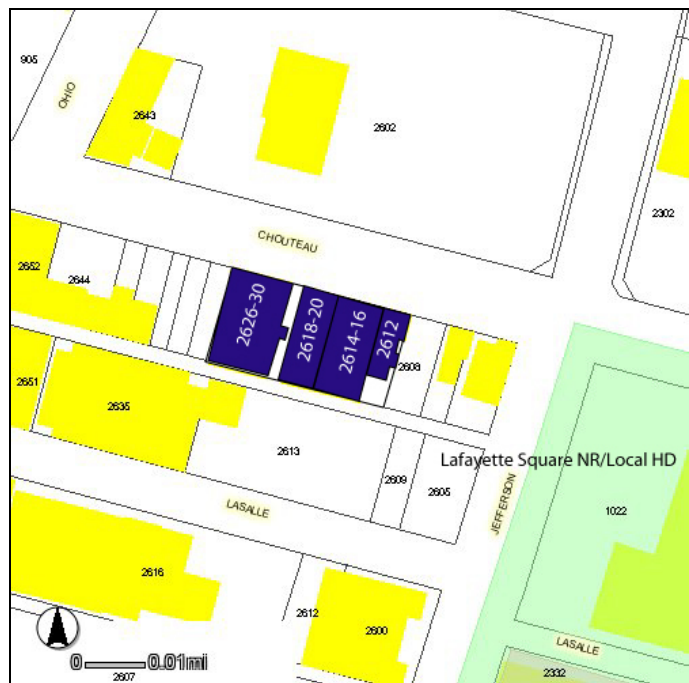


2612-2630 CHOUTEAU AVENUE

Owner:
Crown 40 Inc.

Applicant:
Chuck's Brick & Demo

Recommendation:
To uphold the Cultural Resource Office staff denial of the demolition of these four commercial/industrial buildings.



PROPOSAL:

To demolish four adjacent commercial/industrial buildings and grade and seed lots to hold for future development.



2612 CHOUTEAU

BACKGROUND:

On March 1, 2010, the Cultural Resources Office received four applications for demolition for buildings in the 2800 block of Chouteau Avenue, a half block west of the Lafayette Square Historic District. The owner of the buildings, Crown 40 Inc., is a developer of service stations. A representative stated upon inquiry that the buildings would be demolished and the land maintained as grass lots for the immediate future. Because of the and its proximity to the Lafayette Square Historic District, the applications were scheduled for review by the Preservation Board. Administrative denials were issued due to ordinance time restrictions, and the owner has appealed those denials.



2612 — EAST ELEVATION



2612 — REAR ELEVATION



2614-16 CHOUTEAU

SITE AND SURROUNDING AREA

The site includes four separate brick structures:

1. 2612 Chouteau, a two-story commercial building constructed in 1888 in the Romanesque Revival style, and retaining its original cast iron storefront;
2. 2614-16 Chouteau, a two-story warehouse — city records have a date of 1909 but the building has an earlier brick section at the rear, probably from about 1880; a new front façade was added c. 1940.
3. 2618-20 Chouteau, another two-story warehouse, also with a

front façade that dates from c. 1940 and with an earlier rear section of soft brick; and
 4. 2628-30 Chouteau, a one-story warehouse, constructed in 1896, a Craftsman style building with elegant brick details. It retains its original multi-light transom windows.



**2614 — REAR ELEVATION
NOTE HISTORIC DOOR AT SECOND STORY**



**2614 — REAR DETAIL SHOWING TRIPLE
ROWLOCK ARCHES**



2618-22 CHOUTEAU

All four buildings are structurally sound, although deteriorated. 2618 is the only one to show any serious masonry failure; there is also a significant vertical crack running down the western façade, likely caused by the addition of the new façade.



2618— NOTE NEW FAÇADE AND VERTICAL CRACK



26118 — WEST FAÇADE DETAIL SHOWING SMALL COLLAPSE AT PARAPET

Surrounding buildings are commercial and industrial. To the east are two small detached commercial buildings; one has been rehabilitated; the corner building, at 2600 Chouteau, has been modified so that it no longer retains its historic appearance.

To the west are one-story commercial and warehouse structures, well-maintained and attractive. The opposite streetscape also has lost much of its original context, except for a carefully restored three story commercial building at 2643 Chouteau.



2626-30 CHOUTEAU

RELEVANT LEGISLATION:

St. Louis City Ordinance 64689:

PART X - DEMOLITION REVIEWS

...Decisions of the Preservation Board or Cultural Resources Office shall be in writing, shall be mailed to the Applicant immediately upon completion and shall indicate the application by the Preservation Board or Cultural Resources Office of the following criteria, which are listed in order of importance, as the basis for the decision:

A. Redevelopment Plans. Demolitions which would comply with a redevelopment plan previously approved by ordinance shall be approved except in unusual circumstances which shall be expressly noted.

There is no Redevelopment Plan approved by ordinance for this site.



**2628 — EAST ELEVATION DETAIL
SHOWING MASONRY DETERIORATION**



**2628 — DETAIL OF FRONT FAÇADE WITH DECORATIVE
BRICKWORK**

B. Architectural Quality. A Structure's architectural Merit, uniqueness, and/or historic value shall be evaluated and the Structure classified as High Merit, Merit, Qualifying, or non Contributing based upon: Overall style, era, building type, materials, ornamentation, craftsmanship, site planning, and whether it is the work of a significant architect, engineer, or craftsman; and contribution to the streetscape and neighborhood. Demolition of Sound High Merit Structures shall not be approved by the Office. Demolition of Merit or Qualifying Structures shall not be approved except in unusual circumstances which shall be expressly noted.

The buildings are all good examples of commercial and industrial buildings from the late 19th through the early 20th century. 2612 and 2628-30 Chouteau are considered to be Merit buildings under the ordinance; 2614-16 and 2618-22 are Qualifying.

C. Condition. The Office shall make exterior inspections to determine whether a Structure is Sound. If a Structure or portion thereof proposed to be demolished is obviously not Sound, the application for demolition shall be approved except in unusual circumstances which shall be expressly noted. The remaining or salvageable portion(s) of the Structure shall be evaluated to determine the extent of reconstruction, rehabilitation or restoration required to obtain a viable Structure.

1. Sound Structures with apparent potential for adaptive reuse, reuse and or resale shall generally not be approved for demolition unless application of criteria in subparagraphs A, D, F or G of this section indicates demolition is appropriate.

All the buildings are considered to be sound, with no serious structure failure. They are deteriorated and suffer from a lack of maintenance; however, only 2618-22 has suffered a minor parapet collapse. and some structural repair would be required to address the crack on its western wall.



LOOKING NORTH FROM LASALLE TO REAR OF BUILDINGS

2. *Structurally attached or groups of buildings. The impact of the proposed demolition on any remaining portion(s) of the building will be evaluated. Viability of walls which would be exposed by demolition and the possibility of diminished value resulting from the partial demolition of a building, or of one or more buildings in a group of buildings, will be considered.*

Not Applicable.



REHABILITATED HISTORIC BUILDINGS ON BLOCK

D. Neighborhood Effect and Reuse Potential.

1. *Neighborhood Potential: Vacant and vandalized buildings on the block face, the present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings shall be considered.*

The other buildings in the immediate vicinity are all in good to excellent condition; aside from these buildings, all others on the block appear to be occupied.

2. *Reuse Potential: The potential of the Structure for renovation and reuse, based on similar cases within the City, and the cost and extent of possible renovation shall be evaluated. Structures located within currently well maintained blocks or blocks undergoing upgrading renovation will generally not be approved for demolition.*

While the historic context of the block is not intact, there are several historic storefront buildings that have recently been rehabilitated; and existing new construction, although incompatible in scale and materials with the historic buildings, is well maintained and attractive. Loss of historic context, however, would make National Register designation unlikely.

Area Demographics

(Information on Business Profiles, Demographics and Area Incomes provided by City of St. Louis Geographic Information System (GIS) maintained by the Planning and Urban Design Agency.)

Area Business Profile:

2612 CHOUTEAU				
Indicator	¼ Mile Radius	½ Mile Radius	¾ Mile Radius	1 Mile Radius
Number of Businesses	30	97	284	527
Total Wages	\$8,082,294	\$63,193,190	\$188,096,800	\$358,985,452
Number of Employees	748	4,150	15,605	28,274
Number of Supermarkets	0	1	1	1
Number of Pharmacies	0	0	0	0
Number of Gas Stations	0	2	2	3
Number of Restaurants	2	5	18	22
Number of Fast Food	0	1	11	22
Number of Hospitals	0	0	0	0
Number of Banks	0	0	0	2
Number of Law Firms	0	0	3	7

Population:

1 Mile Radius Around 2612 CHOUTEAU AV			
Summary			
Population:	12,869	Number of Households:	6,028
Gender			
Male:	6,006 (46.7%)	Female:	6,863 (53.3%)
Age Totals			
Male Age		Female Age	
Under 18 Years:	1,620 (27.0%)	Under 18 Years:	1,511 (22.0%)
18 to 24 Years:	831 (13.8%)	18 to 24 Years:	1,163 (16.9%)
25 to 39 Years:	1,397 (23.3%)	25 to 39 Years:	1,437 (20.9%)
40 to 64 Years:	1,640 (27.3%)	40 to 64 Years:	1,678 (24.4%)
65 Years and Over:	518 (8.6%)	65 Years and Over:	1,074 (15.6%)

Area Income:

1 Mile Radius Around 2612 CHOUTEAU AV			
Summary Information			
Aggregate Household Income:	\$250,163,100	Household Income Per Square Mile:	\$76,050,130
Average Household Income:	\$41,500	Per Capita Income:	\$19,758
Household Income			
Less than \$10,000:	1,577	\$10,000 to \$15,000:	591
\$15,000 to \$20,000:	503	\$20,000 to \$25,000:	388
\$25,000 to \$30,000:	388	\$30,000 to \$35,000:	403
\$35,000 to \$40,000:	326	\$40,000 to \$45,000:	282
\$45,000 to \$50,000:	137	\$50,000 to \$60,000:	333
\$60,000 to \$75,000:	286	\$75,000 to \$100,000:	356
\$100,000 to \$125,000:	147	\$125,000 to \$150,000:	67
\$150,000 to \$200,000:	68	Greater than \$200,000:	104
Economic Breakdown			
Households Earning Over \$40,000:	1,847 (30.6%)	Households Earning Over \$50,000:	1,428 (23.7%)
Households Earning Over \$60,000:	1,095 (18.2%)	Households Earning Over \$100,000:	453 (7.5%)

2. Economic Hardship: The Office shall consider the economic hardship which may be experienced by the present Owner if the application is denied. Such consideration may include, among other things, the estimated cost of demolition, the estimated cost of rehabilitation or reuse, the feasibility of public or private financing, the effect of

tax abatement, if applicable, and the potential for economic growth and development in the area.

No information concerning Economic Hardship has been provided by the owner or applicant.

E. Urban Design. The Office shall evaluate the following urban design factors:

1. The effect of a proposed partial demolition on attached or row buildings.

Not Applicable.

2. The integrity of the existing block face and whether the proposed demolition will significantly impact the continuity and rhythm of Structures within the block.

The existing context of the block is not good; however, demolition of these four buildings will open up a significant part of the block and will result in a deterioration of the streetscape and adversely affect the quality of the area.

3. Proposed demolition of buildings with unique or significant character important to a district, street, block or intersection will be evaluated for impact on the present integrity, rhythm, balance and density on the site, block, intersection or district.

These buildings represent the original historic development along Chouteau. They are in a condition that makes rehabilitation feasible. While they can not individually be considered unique or significant, as a whole they contribute to the block face and street.

4. The elimination of out of scale or out of character buildings or nonconforming land uses will be considered; however, the fact that a present and original or historic use of a site does not conform to present zoning or land use requirements in no way shall require that such a nonconforming use to be eliminated.

Not Applicable.



INTERSECTION OF JEFFERSON AND CHOUTEAU LOOKING TOWARD SITE



CONTEXT WEST



CONTEXT OPPOSITE

COMMUNITY CONSULTATION:

As of this writing, the Cultural Resources Office has received no comments from the Ward Alderman, or any neighborhood group.

COMMENTS :

The owner wishes to demolish the four buildings and then grade and seed the lot. No development is planned in the near future. The Cultural Resources Office staff feels that the loss of these buildings should not be considered until and unless there is a firm development plan that the Board can review and assess its contribution to the streetscape.

CONCLUSION:

The appeal of the staff denial should be denied by the Preservation Board as the owner has not met the Ordinance standards for approval.

CONTACT:

Jan Cameron	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 201
Fax:	314-259-3406
E-Mail:	CameronJ@stlouiscity.com



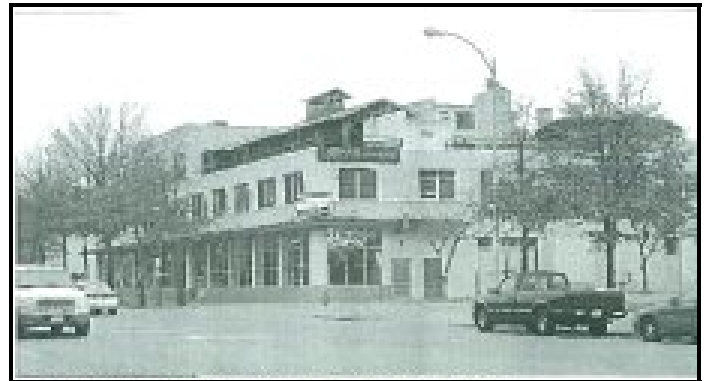
CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

J.

Date: April 26, 2010
To: City of St. Louis Preservation Board
From: City of St. Louis Cultural Resources Office
Subject: Appeal of an application for a building permit
Address: 2400 S Jefferson
District: McKinley Heights Local and National Register Historic District
Ward: 7



APPLICANT'S PHOTOGRAPHS



OF EXISTING BUILDING

Owner and Applicant:
Longridge Trading Co. LLC

Project:
Construct addition to existing commercial
roof deck per plans

Jurisdiction:
McKinley Heights Local Historic District

Recommendation:
Staff recommends denial





Background:

Several years ago the owners of the building at 2400 S Jefferson constructed a roof top deck and roof structure to serve as an outdoor dining establishment. The owners did not obtain building permits for the construction. At the time, the site was not located in a City historic district.

The owners currently want to alter the roof top deck, and have applied for the necessary building permits. The site is now within the newly created McKinley Heights Local Historic District. The original construction is stylistically not compatible with the design of the commercial building and the alteration continues that design.



Site and Surrounding Area:

The site is located at the intersection of S. Jefferson and Victor, not far from the intersection of Gravois and S. Jefferson. The intersection is part of a commercial corridor, with no residential construction directly affected by the project.

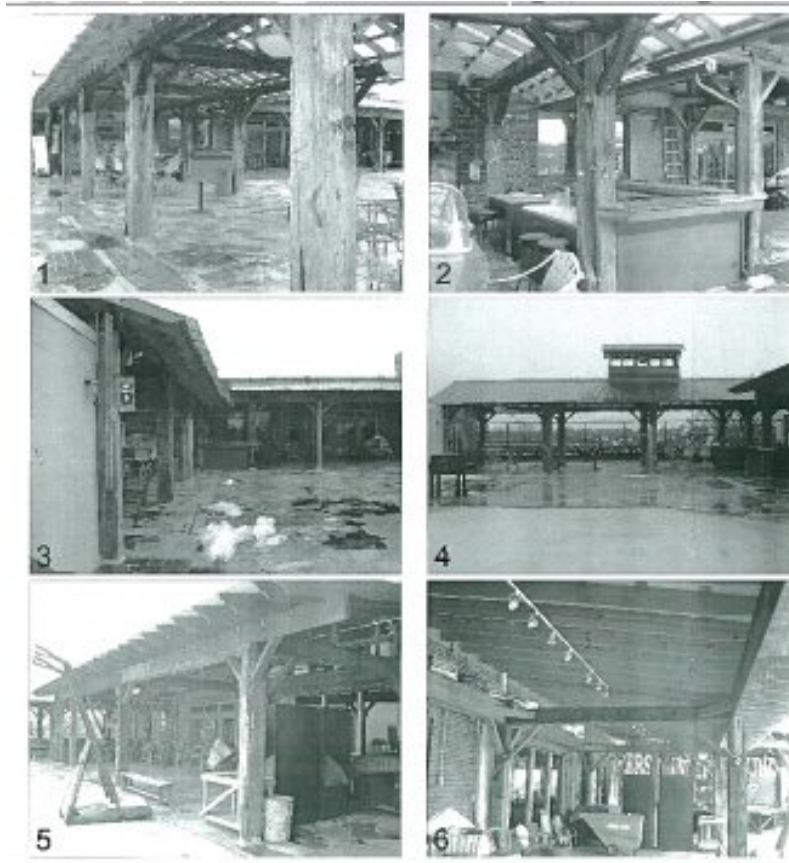
The existing roof deck is, however, stylistically incompatible with the design of the existing building. The building was constructed as an industrial warehouse in 1938. Its deco style requires a flat roof and the existing deck is very suburban and contemporary in design.





Reasons for Application:

The owners wish to have their existing construction approved by the building division. They can then obtain an occupancy permit for the existing as well as the new structure.



Relevant Legislation:

***St. Louis City Ordinance 67901
101.7 Commercial Development Corridor
Those areas within the Historic District which are defined by the City of St. Louis Strategic Land Use Plan, adopted January, 2005, as Neighborhood Commercial Area (NCA), Regional Commercial Area (RCA), or Opportunity Area (OA), and which, as a consequence, are expected to be developed by regionally oriented commercial and/or industrial uses. Additions and repairs to existing buildings, site improvements and/or new construction in these areas are required to be constructed in accordance with the Design Standards for Commercial Development Corridors contained in this Ordinance.***

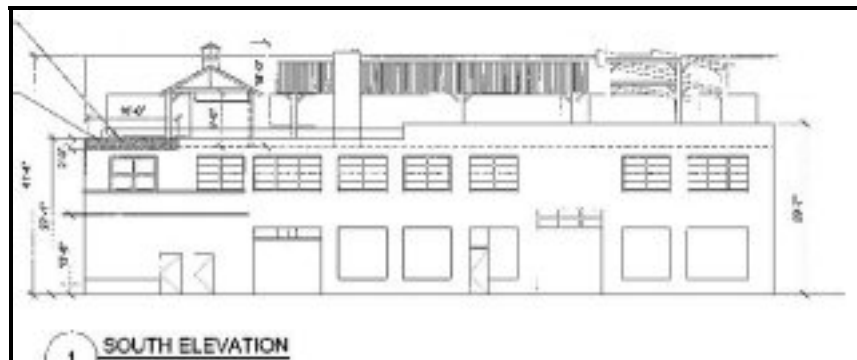
2400 S. Jefferson is designated by the City of St. Louis Strategic Land Use Plan as a Neighborhood Commerce Areas (NCA)

“Areas where the development of new and the rehabilitation of existing commercial uses that primarily serve adjacent neighborhoods should be encouraged. These areas

include traditional commercial streets at relatively major intersections and along significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is intended. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g., ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area.”



ELEVATION OF EXISTING CONSTRUCTION AS WELL AS PROPOSED ADDITION. THIS ELEVATION FACES S. JEFFERSON.



SOUTH ELEVATION WHICH FACES VICTOR.



EXISTING ELEVATION FACING VICTOR AVENUE

ARTICLE 5: COMMERCIAL DEVELOPMENT CORRIDORS DESIGN STANDARDS

501 New construction and existing non-historic commercial buildings:

All new construction within the designated Commercial Development Corridor (the Corridor) must be reviewed and approved by the Preservation Board taking into account the following considerations:

501.1 Height

New buildings must be constructed within 15 percent of the average height of existing buildings on the block. Any additions must be compatible with both the existing building and the surrounding structures.

This is an existing building with a proposed alteration. The addition is incompatible with the existing building.

501.2 Scale

The scale of all proposed new construction in the Corridor must respect the existing scale of any surrounding historic structures by seeking to minimize the difference in height, mass, fenestration and location. Any additions must be compatible with both the existing building and the surrounding structures.

The proposed alteration continues an out-of-scale addition to the roof of this 1930's deco commercial. The addition is out of scale with the design of the existing building.

501.3 Location

New or moved commercial structures shall be positioned on the lot to not only enhance the character of the commercial location but also to be compatible with the surrounding streetscape. Any additions must be compatible with both the existing building and the surrounding structures.

Again, the existing addition and the new construction are stylistically incompatible with the design of the existing historic building.

501.4 Exterior Materials

All new building materials shall be compatible in type and texture with the dominant materials of adjacent buildings. While artificial masonry such as "Permastone" is not permitted, introduction of new materials for new construction will be considered. A submission of all building material samples shall be required prior to approval. Any additions must be compatible with both the existing building and the surrounding structures.

The proposed materials of unfinished wood are more appropriate for a ground level suburban style commercial or residential building. It is completely incompatible with the more formal deco style of the existing historic commercial structure.

501.5 Details

Details on new structures should be compatible with the surrounding built environment. Any additions must be compatible with both the existing building and the surrounding structures.

The details proposed for construction are incompatible with the existing building.

502. Existing historic buildings

The Standards for Residential Development Areas apply to all existing historic buildings and sites whether the building is used for a residential or commercial use.

The existing building was constructed in 1938, and is a contributing building in the McKinley Heights Local Historic District and McKinley Fox National Register Historic District.

Comments

The owners of the building at 2400 S Jefferson want to obtain building permits for the structure they built earlier, as well as for the new addition. When the original roof deck structure was constructed, the building was not a part of a City Historic District, and therefore no subject to design review by



2400 S JEFFERSON IN WINTER AND SPRING



2400 S. JEFFERSON IN APRIL

the Cultural Resources Office. Although incompatible in design, scale and materials with the existing building, the project would have been eligible for a building permit if the owners had applied for one, as required.

The proposed addition to the existing roof deck does require the approval of this Office since the building is currently located in a historic district. Staff cannot recommend approval of the project as it is so incompatible with the existing historic building and is highly visible from the street when the street trees are not leafed-out.

Conclusion

Staff recommends that the Preservation Board uphold the staff denial of the application for a building permit.

Contact:

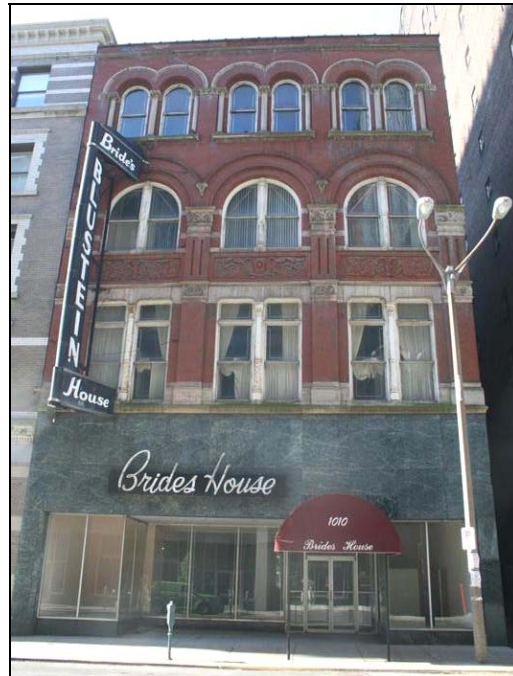
Kate Shea	Planning and Urban Design, Cultural Resources Office
Telephone:	314- 259-3463
Fax:	314-622-3413
E-Mail:	sheak@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

K.

SUBJECT: Nomination to the National Register for the St. Louis News Company
ADDRESS: 1008-10 Locust Street **WARD:** 7
STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



OWNERS:

Alverne Association

PREPARER:

Lafser & Associates/Julie Ann LaMouria

PURPOSE:

To review a single-site nomination to the National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the Building meets the requirements of National Register Criterion C for Architecture.



PROPOSAL:

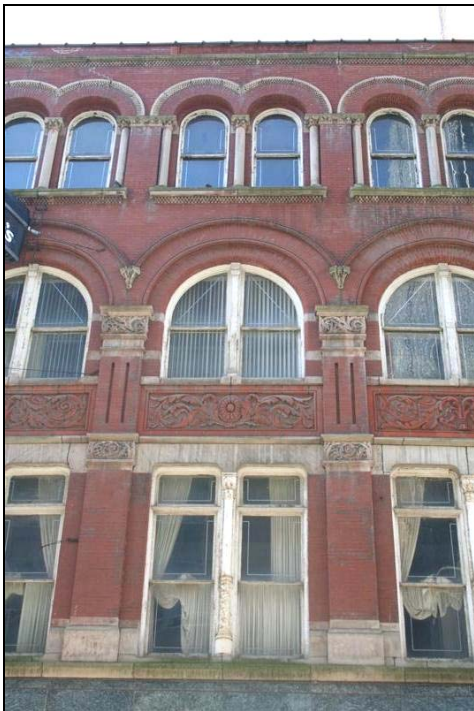
To nominate the St. Louis News Company to the National Register of Historic Places.

BACKGROUND:

On March 22, 2010 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

Located in central business district, 1008-10 Locust St. is located in the middle of the block on a commercial street between 10th and 11th Sts. The historic context on that side of the block is intact, with the buildings on either side having been previously listed on the National Register of Historic Places.



UPPER STORY DETAILING



TERRA COTTA DETAIL ON ORIGINAL STOREFRONT

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered

by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



1950 STOREFRONT DETAIL

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.

COMMENTS:

The St. Louis News Company is eligible under Criterion C for Architecture. The 3-story building with Romanesque Revival detailing, constructed in 1886, was designed by prominent local architects, Weber and Grove. The same architectural firm designed several alterations to the building through 1923, including the addition of a fourth story. The 1950 sheathing of the building is representative of the movement to modernize downtown buildings through “face-lifts.”

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the Criteria for the National Register.

CONTACT:

Andrea Gagen	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 216
Fax:	314-622-3413
E-Mail:	GagenA@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

L.

Date: April 26, 2010
To: City of St. Louis Preservation Board
From: Jan Cameron, Cultural Resources Office
Subject: Nomination to the National Register for the Chippewa Trust Company Building
Address: 3801-05 South Broadway **Ward: 9**



Owner:
Steven Robert-SCD Investments III, LLC

Preparer:
Karen Bode Baxter, Ruth Keenoy, Tim Maloney

Purpose:
To review a single-site nomination to the National Register of Historic Places.

Recommendation:
The Preservation Board should direct staff to prepare a report for the State Historic Preservation Office that the Building meets the requirements of National Register Criterion A and C.



PROPOSAL:

To nominate the Chippewa Trust Company Building to the National Register of Historic Places.

BACKGROUND:

On April 9, 2010 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination prepared by Karen Bode Baxter, Preservation Consultant. The nomination of this property results from a request by the owner of the building.



LOOKING NORTHWEST TOWARD PROPERTY



PARAPET DETAIL

SITE AND SURROUNDING AREA:

The majority of properties in the immediate vicinity are commercial and residential. A Modern convenience store is to the north. The building is located at the southwest corner of the intersection of Jefferson, Broadway and Chippewa.

REASON FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered

by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comments concerning the nomination from local organizations, community groups or the Alderman.

COMMENTS :

The Chippewa Trust Company Building is nominated under the Multiple Property Documentation Form (MPDF) for *South St. Louis Historic Working-and-Middle-Class Streetcar Suburbs*. The property retains sufficient integrity as outlined under the MPDF's registration requirements for Commercial/Industrial buildings to qualify as a contributing building. The two street elevations retain significant portions of its original exterior materials, and character-defining elements are intact.

The historic and architectural significance of the building have been competently addressed in the nomination.



EAST FAÇADE DETAIL

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the Criteria for the National Register.

CONTACT:

Jan Cameron	Planning and Urban Design, Cultural Resources Office
Telephone:	314-622-3400 x 201
Fax:	314-622-3413
E-Mail:	CameronJ@stlouiscity.com



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

M.

SUBJECT: Nomination to the National Register for the Father Dunne's News Boys' Home and Protectorate

ADDRESS: 3010 Washington

WARD: 7

STAFF: Andrea Gagen, Preservation Planner, Cultural Resources Office



OWNERS:

The Salvation Army/Majoy Lonneal
Richardson

PREPARER:

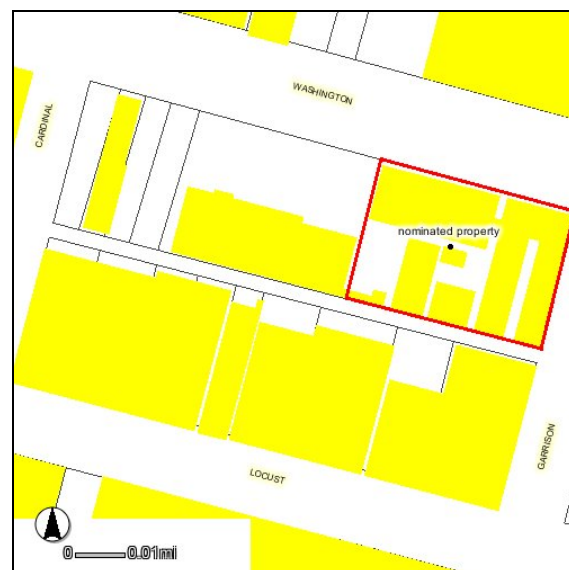
Karen Bode Baxter, Preservation Consultant

PURPOSE:

To review a single-site nomination to the
National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the
staff to prepare a report for the State Historic
Preservation Office that the Building meets
the requirements of National Register
Criterion A for Architecture.



PROPOSAL:

To nominate Father Dunne's News Boys' Home and Protectorate to the National Register of Historic Places.

BACKGROUND:

On March 22, 2010 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

Located in the Midtown neighborhood, the historic complex is bordered on the south by the northern boundary of the Locust Street Automotive District (NR listed 9/15/2005). Directly adjacent to the west is a large parking lot and a newer 3-story building. The block directly east has been cleared. The surrounding area contains mainly 2-5 story warehouses, some newer buildings and a few churches.



EAST & NORTH DORMITORIES

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.



CHAPEL BUILDING (TAKEN FROM ALLEY)

COMMENTS:

Father Dunne's News Boys' Home and Protectorate is clearly eligible under Criterion A for Social History. The remaining historic complex, constructed between 1907-1912, contains four buildings, the North Dormitory, the East Dormitory, the Chapel and the Laundry Building. The buildings provided housing, education and care for homeless boys, many of whom sold newspapers. Father Dunne's News Boys' Home and Protectorate is an excellent example of the 20th Century social services movement in St. Louis that campaigned heavily for the elimination of juvenile delinquency and child labor.

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the Criteria for the National Register.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

N.

SUBJECT: Nomination to the National Register for the Barry Motor Car Service Building

ADDRESS: 2220 Washington

WARD: 6

STAFF: Bob Bettis, Preservation Planner, Cultural Resources Office



OWNERS:

Shealee Properties LLC.

PREPARER:

Ruth Keenoy-Landmarks Foundation of St. Louis, Inc.

PURPOSE:

To review a single-site nomination to the National Register of Historic Places.

RECOMMENDATION:

The Preservation Board should direct the staff to prepare a report for the State Historic Preservation Office that the Building meets the requirements of National Register Criterion A and C.



PROPOSAL:

To nominate the Barry Motor Car Service Building to the National Register of Historic Places.

BACKGROUND:

On March 22, 2010 the Director of the Cultural Resources Office received a request from the Missouri State Historic Preservation Office (MO-SHPO) for the Preservation Board to review a National Register nomination.

SITE AND SURROUNDING AREA:

Located in Downtown West neighborhood, 2220 Washington Ave. is located in the middle of the block one and a half block east of Jefferson. The historic context on that block is largely lost. However the buildings directly to the east and north of the site are listed on the National Register.



TERRA COTTA DETAIL ON ORIGINAL STOREFRONT

REASONS FOR APPLICATION:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for buildings within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



EAST FACADE

RELEVANT LEGISLATION:

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.

COMMUNITY CONSULTATION:

As of this date, the Cultural Resources Office has received no comment concerning the nomination from local organizations, community groups or the Alderman.

COMMENTS:

The Barry Motor Car Service Building is eligible under Criterion C for Architecture. The one story service facility, constructed in 1937, was designed by local architect Otto Krieg. The property retains its overall integrity and meets the registration requirements of the Multiple Property Listing (Historic Auto-Related Resources of St. Louis (Independent City), Missouri, 2005).



CONTEXT ACROSS WASHINGTON

CONCLUSION:

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the Building clearly meets the Criteria for the National Register.

CONTACT:

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CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
CULTURAL RESOURCES OFFICE
FRANCIS G. SLAY, Mayor

O.

Date: April 26, 2010
To: City of St. Louis Preservation Board
From: Robert Bettis, Preservation Planner, Cultural Resources Office
Subject: Nomination to the National Register for the Oak Hill Historic District
Address: Bounded by Arsenal to the north, Gustine on the east, Humphrey Street on the south, and the alley to the west of Portis Avenue. Ward: 10



HARTFORD

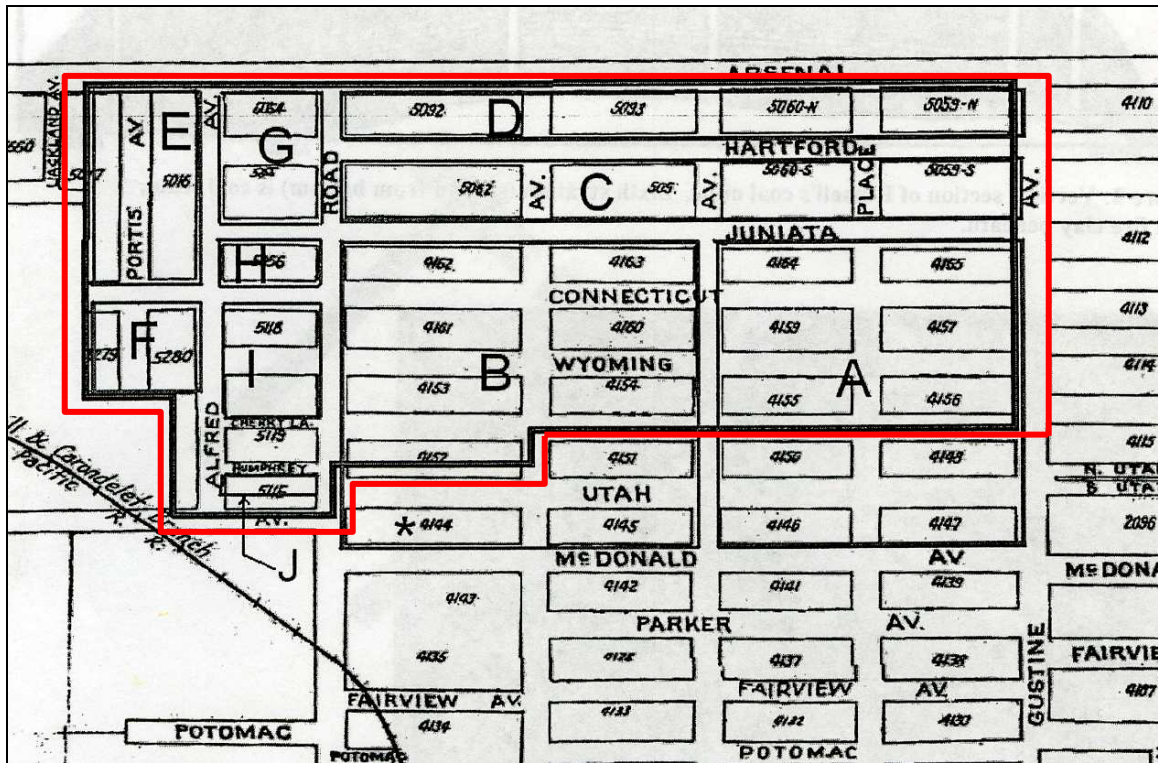
Owners: Various homeowners
Preparer: Cultural Resources Office, St. Louis Planning & Urban Design Agency
Purpose: To review a historic district nomination to the National Register of Historic Places.

Recommendation:

The Preservation Board should direct staff to prepare a report for the State Historic Preservation Office that the district meets the requirements of National Register Criterion A in the areas of Community Planning & Development, and C for Architecture.

Proposal

To nominate the Oak Hill Historic District to the National Register of Historic Places.



PROPOSED DISTRICT BOUNDARY



ARSENAL

Background

For the past several years the Cultural Resources Office has been working with the Alderman and historic preservation consultant, to nominate to the National Register of Historic Places a district surrounding St. Cecelia's Catholic Church.



CONNECTICUT

Site and Surrounding Area:

The proposed 32 city block district is located in the southwest-central part of the City, in the Tower Grove South Neighborhood, just to the south of Tower Grove Park. The district is comprised of 1261 total contributing resources the most of which are residential buildings.

Reasons for Application:

The State Historic Preservation Office is required under the National Historic Preservation Act to submit all nominations for historic districts within the City to the Preservation Board for review and comment, prior to presenting them before the Missouri Advisory Council and the Department of the Interior.



MORGAN FORD

Relevant Legislation

Section 101(c)(2)(A) of the National Historic Preservation Act of 1996 (amended)

Before a property within the jurisdiction of the certified local government may be considered by the State to be nominated to the Secretary for inclusion on the National Register, the State Historic Preservation Officer shall notify the owner, the applicable chief local elected official and the local historic preservation commission. The commission, after reasonable opportunity for public comment, shall prepare a report as to whether or not such property, in its opinion, meets the criteria of the National Register.



JUNIATA

Community Consultation

The project was sponsored by Alderwoman Florida and the Grand-Oak Hill Community Corp.

Comments

The Oak Hill Historic District is clearly eligible because of the quality of its architectural resources and planning, for the National Register as an example of Community Planning and Development.

Architecturally, the district retains an intact collection of early 20th century residential buildings that illustrate the city's code-mandated building practices of the late 19th and early 20th Century. The neighborhood is possibly the city's most distinctive example of the fireproof construct and planning. The district features whole blocks of single-story dwellings and two-story flats mixed with individually commissioned homes.

Conclusion

The Preservation Board should direct the staff to prepare a report to the State Historic Preservation Office that the district clearly meets the Criteria for the National Register.

Contact:

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